Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	ARL.1409
Historic Name:	Parker, Edward L. and Sarah Leah Goodrich House
Common Name:	White, Walter L. - Adams, Thurber and Laura House
Address:	20 Bartlett Ave
City/Town:	Arlington
Village/Neighborhood:	Arlington High School South
Local No:	
Year Constructed:	1890
Architect(s):	
Architectural Style(s):	Queen Anne
Use(s):	Single Family Dwelling House; Multiple Family Dwelling House; Convent
Significance:	Architecture; Religion
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Aluminum Siding; Wood Foundation: Stone, Uncut

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
125.0-0004-0008.0	Lexington		ARL.1409

Town/City: Arlington

Place: *(neighborhood or village)*:
Arlington High School South

Address: 20 Bartlett Avenue

Historic Name: Edward and Sarah Parker House

Uses: Present: Single-Family Residential

Original: Single Family Residential

Date of Construction: 1890

Source: 1890 Town of Arlington Directory; Arlington Tax Assessor Records

Style/Form: Queen Anne

Architect/Builder: Unknown

Exterior Material:

Foundation: Stone

Wall/Trim: Aluminum/ Aluminum, Wood

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Large two car garage located in southwest corner of property behind house

Major Alterations *(with dates)*: Aluminum siding, vinyl replacement windows, fire escape and front entrance

Condition: Good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: .30 acres

Setting: Located at the commercial end of a mature residential neighborhood adjacent to a grocery store. The street is otherwise characterized by a wide roadway which rises in elevation to the south and is bordered on both sides by sidewalks and mature trees in front of substantial one and two-family homes.

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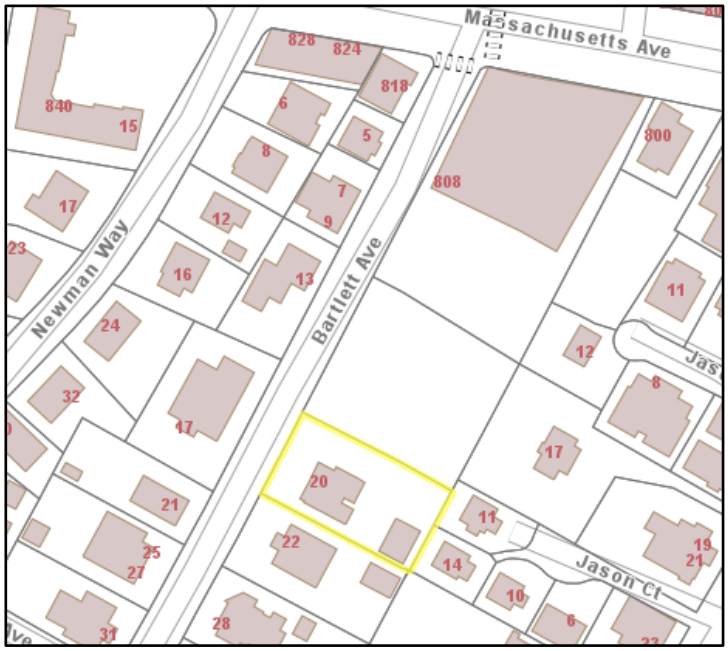
Photograph

Locus Map



Recorded by: Lara Kritzer, JM Goldson community preservation + planning

Organization: Town of Arlington

Date (*month / year*): January 2018

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

20 Bartlett Avenue is a traditional Queen Anne style home under a large gable roof with an equally large two-story, gable-end wall dormer projecting from the northwest corner of the west, street facing façade. The house has two large, undecorated chimneys, one at the juncture of a second projecting gable end in the northwest corner of the building, and one at the far end of the ridge on the south façade. The house is sided in aluminum clapboards but has retained its original wood trim and detailing. All of the original windows have been replaced with one-over-one double hung vinyl replacement windows.

As previously noted, the northwest corner of the west, street-facing façade, is covered by a projecting gable end that begins above the main gable roofline in a wall dormer with a symmetrical pediment finished with narrow wood moldings along both sides and ending just above the lower edge of the main gable roof, with short wood trim returns at its corners. A small double hung window is also located in this gable end. Just below the main roofline, the siding of the gable end kicks out slightly over a row of trim below. This same detail is repeated at the lower edge of the second floor, where the square gable end projects out over a three-part bay on the first floor of the building. There are two double hung windows centered in the second floor over the bay, which is a typical three-part bay with a double hung window on each side. The two side windows are sheltered by the projecting corners of the gable end.

To the right of the projecting gable end, the west façade has a single gable end dormer centered in the west slope of the main gable roof. The dormer has a small double hung window under a steep pediment which has retained its original projecting wood molding which have short returns at the lower edge of the pediment. There are two double hung windows at the right side of the second floor below. The rest of the first floor of the west façade is entirely covered by an open hip roofed entrance porch. At its west end, the porch wraps around the projecting corner of the gable end, beginning at the edge of the bay window. The porch has retained all of its original wood detailing including a wide, rectangular cornice which gives the arched openings of the open porch a squared-off appearance. The roof is supported by heavy, turned columns which have a low wood railing with widely spaced square balusters running between them. Two double hung windows are visible inside the porch, set below the windows on the second floor. Below the porch deck, square wood lattice is set into a wood frame that surrounds the lower edge of the porch. A wide set of wood steps with a single metal rail leads from the cement front walkway to the door in the west corner of the porch. The front entrance is located within an early projecting foyer that extends into the open porch. The front door faces west towards the front steps and walk and appears to be the original, solid wood panel door with a large square glass pane at its center. Two narrow sidelights with a panel below flank the front door on both sides. The side of the projecting entry porch is finished with full sized double hung windows with wood panels below. Although the entrance contains many period details which suggest that it could be original, the railing along the west edge of the porch continues around the enclosure to the wall of the building, suggesting that this space was enclosed after the building was originally completed.

The north façade of the building has its own projecting two-story gable end extension in the northeast corner of the façade. Although it is lower and wider than the one on the front façade, it is finished with the same stone foundation, gable end wood trim and returns as the west façade's gable-end. The trim projects out slightly at the lower edge of the gable end, following the same line of projecting trim from the west façade, which wraps around this façade as well. The north façade also has the same flair in the siding between floors, but here a thin line of wood molding is visible running underneath the siding between the floors. In the northwest corner of the façade, the front façade extends forward on the second-floor level, and the eaves of the gable end and main roof line up on this side. The north façade extending gable-end has one small double-hung window in the gable end, one large one on the second floor below, and three more double hung windows, one large and two smaller, across the first floor of the gable end. On the gable-ends west façade, a double hung window faces the street on the second floor. The main gable end of the house has a large equipment box at its peak, with a smaller rectangular fixed window below. Each floor of the main body of the house has a double hung window on this façade. In the northeast corner, a flat or low hip roofed sunporch with small

Continuation sheet 1

raftertails under its eaves is visible on the rear facade. The sunporch is enclosed in storm windows, with square posts between each window that run to the lower edge of the porch. A clapboard sided panel is located below each window. A water table detail runs along the top of the foundation, and there are more windows in the basement level.

The south façade has the same gable end trim and wall detailing between each floor found on the north façade but has no projecting elements. Two small vents are located in the gable end over two small double hung windows. The left window in the gable end has a long open wood fire escape stretching diagonally across the façade to the ground. Two wide spaced, double hung windows are located on each floor below. In the southeast corner, a two-story, hip roofed addition is just visible. A small side entrance under a shed roof projects out from the juncture between this addition and the main house. This porch appears to be an early addition to the building, having curved raftertails and six-pane windows over aluminum clapboard siding below. The same square lattice in wood frames found on the front porch screens the foundation, and a set of steps lead to the rear yard. Above, the second story appears to be an enclosed sleeping porch and has three double hung windows spanning the top half of wall with the aluminum clapboard siding continuing below.

In the southwest corner of the property is a two-car detached garage with a tall, asphalt shingled hip roof. The building is sided in asbestos shingles on the sides with vinyl clapboard siding over the double-wide garage door on the west façade. A single six-over-six double hung window is located on its north façade in a shed style addition which also has a short brick chimney.

The surrounding yard is grass lawn, and the front walkway sits slightly below the level of the lawn within cement curbing. Plantings run along both sides of the walkway and the foundation of the house. A stone path leads from the main walkway around the north side of the house to a square picket fence with capped posts which encloses the backyard. A play structure is located in the northeast corner of the property, and there are several large trees at the rear and sides of the lot.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Bartlett Avenue is a late nineteenth century development created by Lewis P. and Ellen L. Bartlett. Ellen Louise Bartlett moved to Arlington from Boston after her marriage to Lewis P. Bartlett in 1874. This was a second marriage for Lewis, who was significantly older than Ellen, and already living at the time in his home on Arlington Avenue (now Massachusetts Avenue) opposite the Baptist Church.[1] Although the street number is not listed in the 1871 Directory, the location described matches the one shown on the 1875 Beers Map of Arlington as being owned by "L.P. Bartlett." The large property located on the south side of Arlington Avenue included a large estate house with a circular drive facing Arlington Avenue, and extensive grounds stretching south to the G.H. Gray Estate. Today, this land includes what is now Bartlett Avenue and its surrounding lots with one exception - a long farm house located on Arlington Avenue to the west of Bartlett's estate, which would become the future location of several of the properties belonging to the new Bartlett Avenue. The 1875 Beers Map does not list an owner for the property. It is possible that Ellen Bartlett already owned the separate parcel at that time, as it was clearly part of the development from the start and remained in place long after the plan for Bartlett Avenue was underway.

Lewis P. Bartlett is listed in the 1880 U.S. Census as a "retired shipper" and in various local directories as being in insurance (1870s) and real estate (1890s). Lewis appears to have been involved in the development from its start, but the individual parcels were solely in Ellen's name, and Ellen took an active role in developing and marketing the individual sites. In 1884, the Bartletts hired surveyor J.O. Goodwin to create a plan for the subdivision, of which 20 Bartlett Avenue was Lot 4.[2] In the 1889 Walker Atlas of Middlesex County, Bartlett Avenue is laid out between L.P. Bartlett's house to the east and what is now named as the "Sears" farmhouse to the west. According to this map, three parcels had already been developed on Bartlett Avenue at this time, but there is no sign of 20 Bartlett Avenue. The Bartletts moved to 348 Massachusetts Avenue in the early 1890s, and work moved forward on developing the former estate. By the 1896 Sewer Assessment Plan created by the Town for Bartlett Avenue, 20 Bartlett Avenue is clearly shown, with what appears to be the large, existing garage on a separate lot to the east. The original numbering of the property was 12 Bartlett Avenue, but the numbering was changed in 1897 to 20 Bartlett Avenue to meet town-wide street numbering requirements for instituting home delivery of the U.S. Mail. The house is clearly shown in its existing configuration, including the small rear entrance porch in the northeast corner but not the one-story addition to the

[1] 1871Town of Arlington Local Directory
[2] Middlesex South Registry of Deeds, Plan Book 46, Plan 1

southeast corner. The property is listed as belonging to Sarah G. Parker, as does the adjacent house to the south, and Edward L. Parker is listed in the Town's records as having applied for the water and sewer connection to the building that same year. Parker later applied to extend the connection to the garage in 1913.

The 1903 Sanborn Map is the first to clearly show this section of the street, and includes 20 Bartlett Avenue, this time with a small garage to the south and no building to the rear. It is not until the 1914 Sanborn Map that the lot takes on its current configuration and the detached garage appears in the southeast corner of the site.

Local directories list Edward Parker on Bartlett Avenue in 1890 and 1894, at 12 Bartlett Avenue in 1896, and 18 Bartlett Avenue in 1898. As 20 Bartlett Avenue was the first house on that side of the street during that period, it is likely that the family was actually living here and the addresses were renumbered in 1897. Edward and Sarah Leah Goodrich Parker were still living in the house for the 1900 U.S. Census, which lists Edward L. (1860-1925) and Sarah (1859-1930) as living at 18 Bartlett Avenue (20 Bartlett Avenue is not listed here yet) with their two children ages 6 and 10. Edward was an "expert accountant" according to this Census and is listed as an auditor in the 1898 directory. By 1902, the family had moved to Concord where they remained. Both Sarah and Edwards were later buried in Concord at Sleepy Hollow Cemetery.[3]

The next resident of 20 Bartlett Avenue was Walter L. White, who sold butter, cheese and eggs from a stall of shop in the Blackstone Block in downtown Boston. This work address was something of a trend in the area, as Edwin Gray of 30 Bartlett Avenue was a grocer in the same Blackstone Block building in 1902. Walter is listed at 20 Bartlett Avenue in the 1902 and 1906 local directories, but by 1908, Thurber and Laura Adams are listed as living there. Thurber Adams, head of Ephraim Adams and Co. bookbinders, lived at 20 Bartlett Avenue until his death in 1935[4], and he and Laura are listed as the owners of the property in the 1920 and 1930 U.S. Censuses. Thurber Adams died in 1935 and by the 1940 U.S. Census, Laura had sold the property to Thomas and Nora Kennefick. Thomas, a general contractor, and his family are listed in local directories as living here until at least 1965, and his death certificate in 1970 lists his home as being in Arlington. Nora continued to own the house until 1972 but appears to have moved before that date. In 1972, the house was sold to Agnes Bardossy, who sold the property to the Missionary Sisters of the Society of Mary in 1985.[5] The Society remained at the house for twenty years before selling in 2006 to Cheryl Smude.[6] In 2007, Cheryl sold the property to Robert Charest, who in turn sold the property in 2012 to its current owners, Sarah Spatt and Brian P Brennan.[7]

BARTLETT AVENUE SUBDIVISION OVERVIEW by Arlington Historian Richard Duffy

The building is located within the "Plan of House Lots in Arlington belonging to L.P. Bartlett" (a residential subdivision) that was filed in the Middlesex Registry of Deeds, South District, in July 1884 (Plan book 46, plan 1). Lewis P. Bartlett had a mansion-house at 808 Massachusetts Avenue (then called Arlington Ave.) on the southeasterly corner of what is now Bartlett Ave. Later the home, called "The Maples," was owned by E. Nelson Blake. Blake was a prominent Arlington resident who was president of the First National Bank of Arlington. In 1922 the dwelling this became the Elks Home, upon the founding of the B.P.O.E. fraternal organization that years. In the 1950s a modern First National Supermarket was built on the site (currently operated as part of the Johnnie's Foodmaster[8] chain).

Bartlett planned his residential development in the same year that the Teel Estate, immediately to the east, was subdivided to create the lower section of Jason Street that is part of the Jason-Gray Historic District. The *Arlington Advocate* announced that the "Bartlett section opened for building purposes" in 1885.

The original Bartlett plan called for 34 house lots. The sizes of the lots varied, but they largely fell into two clusters of approximately 9,000 sq. ft. and 12,000 sq. ft. each. Bartlett Ave. was laid down the middle of the subdivision running north-to-south as a 45-foot wide street. Typical frontages were 65 to 70 feet, but lots on the east side of the street, which backed up to lots on Jason Street, were approximately 30% larger than those on the west and enjoyed 75-foot frontages.

The lot sizes of the Bartlett subdivision would attract successful middle-class residents, the vast majority of whom were businessmen who commuted to Boston. It is interesting to compare the Bartlett Ave. and Jason Street ("Teel Estate") subdivisions, as they are adjacent and

[3] https://www.findagrave.com/memorial/114420415/edward-ludlow-parker
[4] Boston Herald, April 17, 1935, Page 14.
[5] Middlesex Registry of Deeds, Book 16368, Page 192
[6] Middlesex Registry of Deeds, Book 47043, Page 364
[7] Middlesex Registry of Deeds, Book 59200, 317
[8] Now Whole Foods

both were planned within a very short span of time. Jason Street was destined to attract a more prosperous group of residents because of its 50-foot street width and much larger lots on either side, each having a 100-foot frontage.

Like Jason Street, Bartlett Ave. itself was originally to be a dead-end road. Bartlett Ave. formed a T-shaped street, with eight house lots planned along the top of the "T" (which eventually became today's Windermere Avenue and Windermere Lane). These rear property lines of these eight lots abutted the "Hall's Pasture" section of the G.H. Gray Estate. In 1891, it was decided to extend Bartlett Avenue through the recently subdivided Gray Estate, although this did not actually happen until 1895. As a consequence of this change, some of the "Windermere" building lots were reconfigured; however, most of the original Bartlett subdivision was built as first plotted. Wildwood Avenue, a 35-foot wide side street, was laid out east-to-west in the Bartlett Estate; it dead-ended at the Locke Farm and was not extended to Churchill Avenue until the mid-1920s.

Lewis P. Bartlett is listed in the 1883 Arlington directory as being in the insurance and real estate business, but he does not appear to have been a developer-builder. Rather, Bartlett sold the lots to individuals who either built homes for themselves for rental property or for speculative investments.

In the first decade, houses were very slow to be built on the Bartlett Estate, after which the pace of construction picked up considerably here as throughout Arlington. By 1910 almost every one of the original lots had been built upon, with Queen Anne, Colonial Revival, and transitional Queen Anne-Colonial Revival style homes predominating. Today it offers streetscapes that are remarkably intact in terms of the massing and footprints of the original structures (i.e., few modern additions). In addition, with the notable exception of the 1950s supermarket constructed on the site of the Bartlett House, there is a distinct absence of infill structures.

References: Duffy, Richard. Inventory Form B for 39 Bartlett Avenue (ARL.1383) (2002), http://mhc-macris.net/Details.aspx?MhcId=ARL.1383

BIBLIOGRAPHY and/or REFERENCES

Town of Arlington Department of Public Works, Water and Sewer Hookup and Repair Records, Subdivision and Water Line plans and maps. Located in Engineering Department.

Robbins Library Local History Room Resources

Town of Arlington Annual Reports for 1929 – 1935.

Town of Arlington Assessor's Map, 1932.

Town of Arlington Assessor's True List of Persons in Residence, 1928-1945.

Town of Arlington Directories, 1890 through 1965.

Online Resources

Boston Herald (various issues, see footnotes), www.Genealogybank.com

Middlesex South Registry of Deeds, http://www.masslandrecords.com/middlesexsouth/

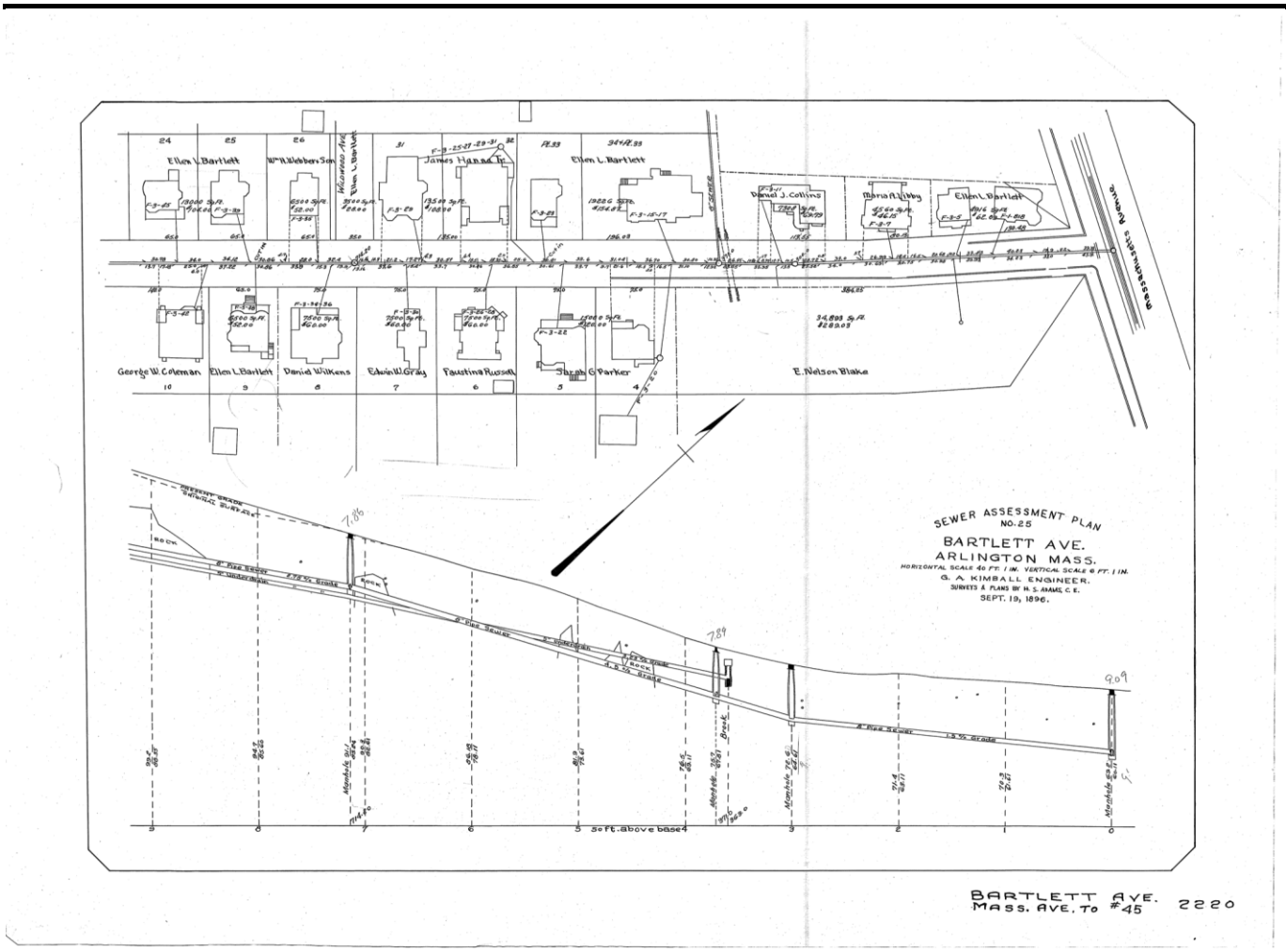
Sanborn Fire Insurance Maps, 1885-1951, http://www.pittsfieldlibrary.org/online_databases_classified.html

Town of Arlington Assessor's Database, www.arlington.patriotproperties.com/default.asp

U.S. Census data for 1880 – 1940. www.ancestry.com

Walker, George H. Atlas of Middlesex County. 1889. www.historicmaps.com

Wicked Local Arlington (various issues, see footnotes) www.arlington.wickedlocal.com



1896 Sewer Assessment Plan completed by the Town of Arlington for 5-45 Bartlett Avenue. Plan provided by the Town of Arlington Public Works Department.